

## I. RESIDENTIAL [R1-R3]

### 1. DUPLEXES

Adjust duplex FAR to 0.5.

### 2. MINIMUM LOT SIZE URBAN RESIDENTIAL

Using site development regulations for townhouse as a reference, modify R2B to allow smaller houses on smaller lots.

## II. TRANSITION AREAS [R4, RM1]

### 3. MINIMUM LOT SIZE TOWNHOME

Reduce townhouse lot size in all zones to 1400 square feet, and adjust site development regulations to allow three story units on smaller lots.

### 4. MISSING MIDDLE OPEN SPACE REQUIREMENT

1) Amend subsection A(2) of section 23-3D-4020 to read as follows:

A multifamily use with ~~10~~ 12 or more dwelling units in a building.

2) Strike subsection B of section 23-3D-4020.

## III. CENTERS AND CORRIDORS [M/MU/MS/CC/DC/UC]

### 5. DRAINAGE/ON-SITE DETENTION

23-3C-7050 Add item (C)

(C) Properties located within a Regional Center Zones that are less than 2 acres shall be initially exempt from the requirements of Section 23-9E-3010(B)(2), except:

(1) Where a local watershed study has been completed at a minimum of 10 years after adoption of the Title 23,

(2) The local watershed study documents multiple properties over 2 acres in size have complied with Section 23-9E-3010(B)(2), and

(3) The local watershed study provides evidence that compliance with Section 23-9E-3010(B)(2) for sites less 2 acres will have a reduction in local watershed flooding of at least 10%, then

(4) This exemption may be removed for specific watersheds.

23-3C-6050 Add item (D)

(D) Properties located within Main Street Zones that are less than 2 acres shall be initially exempt from the requirements of Section 23-9E-3010(B)(2), except:

(1) Where a local watershed study has been completed at a minimum of 10 years after adoption of the Title 23,

(2) The local watershed study documents multiple properties over 2 acres in size have complied with Section 23-9E-3010(B)(2), and

(3) The local watershed study provides evidence that compliance with Section 23-9E-3010(B)(2) for sites less 2 acres will have a reduction in local watershed flooding of at least 10%, then

(4) This exemption may be removed for specific watersheds.

#### IV. AFFORDABLE HOUSING

##### 6. GROUP RESIDENTIAL PERMITTED USE

Allow group residential by CUP in less intense R zones., ~~and as a permitted use in R3 and R4 zones~~

#### V. NON-ZONING

##### 7. SLEEPING UNIT DEFINITION

SLEEPING UNIT. ~~A room~~ **Rooms** or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

##### 8. CO-HOUSING DEFINITION:

CO-HOUSING A residential development of three or more sleeping units in which sleeping units are separate and detached ~~a single dwelling or sleeping unit~~ from common areas that include kitchen, laundry, and other shared facilities. At most one sleeping unit may be attached to these common areas. Includes cooperative housing. For the purpose of calculating density, each sleeping unit in a co-housing use equates to a dwelling unit, Each sleeping unit may be occupied by no more than ~~two~~ **6** unrelated individuals.

##### 9. GROUP RESIDENTIAL DEFINITION:

GROUP RESIDENTIAL. ~~The use of a site for occupancy by a group who are not a family on a weekly or longer basis in which sleeping units are separate from, but located in the same building with, common areas that include kitchen, laundry, and other shared facilities. This includes, but is not limited to, fraternity and sorority houses, dormitories, residence halls, boarding houses, and cooperative housing. For the purpose of calculating~~

~~density, each sleeping unit in a group residential use equates to a dwelling unit, and each sleeping unit may be occupied by no more than six unrelated individuals.~~

The use of a site for occupancy by a group of more than six persons who are not a family on a weekly or longer basis in which sleeping units are separate from, but located in the same building with, common areas that include kitchen, laundry, and other shared facilities. This includes, but is not limited to, fraternity and sorority houses, dormitories, residence halls, boarding houses, and cooperative housing.

## 10. IMPERVIOUS COVER EXEMPTIONS

The Land Development Code shall specify exclusions to impervious cover calculations for all residential zones, including the following:

- Artificial grass surfaces, such as synthetic turf, that have a permeable backing that allows water to permeate the material and filter down to the soil;
- Pervious technologies;
- Unpaved portions of driveways including the unpaved portions of ribbon driveways;
- Uncovered decks, including wooden and metal grate decks, that have drainage spaces between the deck boards or drainage spaces in the patterns and is located over a pervious surface;
- All areas and items currently excluded from impervious cover calculations as outlined in Section 1.8.1 – Calculations of the City's Environmental Criteria Manual.

A partial impervious exemption shall be allowed for the following:

- Pervious concrete or porous pavement including patios, plaza, sport courts, or other non-walkway pedestrian surfaces:

## VI. PROCESS

### 11. RULES COMMITTEE

1. Create a transparent, new process for criteria manuals whereby a committee of the LDC revision team, departmental representatives, and the city auditor reviews for consistency and resolves interdepartmental conflicts prior to final adoption of a manual update.

2. Develop a standardized list of requirements for criteria manuals that includes:

- a. A unified semi-annual adoption schedule across all departments
- b. Determine a centralized location, such as the Development Services Department, whereby notices, posted drafts, and posted final manuals are collect and displayed
- c. Departments must include an impact statement for proposed rules which includes, but is not limited to:
  - i. Potential added costs to the city and the customer
  - ii. Impact on affordability of all types of development
  - iii. Impact on health and safety
  - iv. Resources required to implement and enforce
  - v. Primary policy that the rule is intended to implement or enforce

## **12. NEIGHBORHOOD PLAN AMMENDMENTS**

The responsible director may accept an application to amend a neighborhood plan recommendation relating to an individual property throughout the year.